



**Board of Commissioners of Cook County
Report of the Zoning and Building Committee**

Wednesday, March 12, 2014

10:00 AM

*Cook County Building, Board Room, Room 569
118 North Clark Street, Chicago, Illinois*

SECTION 1

ATTENDANCE

Present: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

Absent: Commissioners Collins and Reyes (2)

PUBLIC TESTIMONY

1. Peter Paraskis, Concerned Citizens
2. Chris Slattery, Director of Planning and Development, Forest Preserve District
3. George Blakemore, Concerned Citizen

SPECIAL USE/UNIQUE USE

14-1699

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: SU 13-06; Special Use Permit in a P-1 Public Land District

Township: Palos

County District: 17

Property Address: 9600 Wolf Road, Willow Springs, Illinois.

Property Description: The Subject Property is located off of Wolf Road South of 95th Street in Willow Springs

Owner: Forest Preserve District of Cook County

Applicant: Christine Slattery, Director of Development & Planning, Forest Preserve District of Cook County

Current Zoning: P-1 Public Land District

Intended use: Applicant seeks a Special Use Permit in a P-1 Public Land District to develop a new campground, Bullfrog Lake Campground. Bullfrog Lake Campground is to serve families and youth groups in unincorporated Palos Township.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/13/ 2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

A motion was made by Commissioner Gorman, seconded by Commissioner Butler, that the Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

Absent: Commissioners Collins and Reyes (2)

14-1700

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: SU 13-10, Special Use Permit in a P-1 Public Land District

Township: Palatine

County District: 14

Property Address: 1801 North Quentin Road, Barrington, Illinois

Property Description: Camp Reinberg is located in Deer Grove Forest Preserve on Quentin Road between Lake Cook and Dundee Roads.

Owner: Forest Preserve District of Cook County

Applicant: Christine Slattery, Director of Planning and Development, Forest Preserve District of Cook County

Current Zoning: P-1 Public Land District

Intended use: Applicant seeks a Special Use Permit in a P-1 Public Land District to improve the campground facilities at Camp Reinberg. Camp Reinberg is to serve families and youth in unincorporated Palatine Township.

Recommendation: ZBA Recommendation that the application be granted as amended.

Conditions: The Amendment constitutes the proposed new toilet/shower building is no longer attached to the dining hall but would be a separate detached building near the dining hall (new configuration is attached in the Final Findings).

Objectors: None

History:

Zoning Board Hearing: 1/13/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

A motion was made by Commissioner Gorman, seconded by Commissioner Daley, that the Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

Absent: Commissioners Collins and Reyes (2)

14-1705

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: SU 13-08; Special Use Permit in a P-1 Public Land District

Township: Thornton

County District: 4

Property Address: 1000 Torrance Avenue, Calumet City, Illinois

Property Description: The subject property is located off of Torrence Av. between 159th Street and Michigan City Road in South Holland, Illinois.

Owner: Forest Preserve District of Cook County

Applicant: Christine Slattery, Director of Planning and Development, Forest Preserve District of Cook County

Current Zoning: P-1 Public Land District

Intended use: Applicant seeks the construction of a new camp site Camp Shabbona. Camp Shabbona is to serve families and youth groups

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/13/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

A motion was made by Commissioner Sims, seconded by Commissioner Steele, that the Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (14)

Absent: Commissioners Collins and Reyes (2)

14-1706

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: SU 13-09; Special Use Permit in a P-1 Public Land District

Township: Wheeling

County District: 14

Property Address: 218 Portwine Road, Northbrook, Illinois.

Property Description: The Campground is located off of Portwine Road between Lake Cook and Dundee Roads.

Owner: Forest Preserve District of Cook County

Applicant: Christine Slattery, Director of Planning and Development, Forest Preserve District of Cook County,

Current Zoning: P-1 Public Land District

Intended use: Applicant seeks to develop and improve the campground facilities, Camp Dan Beard. Camp Dan Beard is to serve families and youth groups

Recommendation: ZBA Recommendation that the application be granted as amended.

Conditions: The Amendments are as follows:

Phase One plans include building one (1) two-bedroom cabins, five (5) primitive cabins and two (2) group camp sites accommodating 200 people. A toilet shower building and a picnic shelter structure are also planned for Phase One.

Phase Two includes four (4) additional primitive cabins (+2 future unfunded) and twenty-one (21) drive-in or walk-in tent sites, eight (8) will have electricity, one (1) new toilet shower building and small family picnic shelters up to 3 people.

Objectors: None

History:

Zoning Board Hearing: 1/13/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Butler, that the Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

Absent: Commissioners Collins and Reyes (2)

VARIATIONS

14-1807

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: V 14-05; Variation to change height and dimension of sign

Township: Northfield

County District: 14

Property Address: 3001 Sanders Road, Northbrook, Illinois

Property Description: The Subject Property consists of approximately ~~15~~ 21.93 acres, located on the East side of Sanders Road approximately 5600 feet South of Willow Road

Owner: Modern Signs, Inc. - Ernie DiFiore

Applicant: Allstate Insurance - Jeanne Kersten

Current Zoning: C-7 Office/Research Park District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance, as amended, in an in the C-7 Office/Research Park District to increase the height of a monument sign (North sign) from maximum allowed 20 feet to 25 feet and increase the area of sign face from maximum allowed 200 square feet to 525 square feet.

Recommendation: ZBA Recommendation that the application be granted as amended.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/19/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Butler, that the Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

Absent: Commissioners Collins and Reyes (2)

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: V 14-04; Variation Permit in C-7

Township: Northfield

County District: 14

Property Address: 3001 Sanders Road, Northbrook, Illinois.

Property Description: The Subject Property consists of approximately ~~32~~ 41.68 acres, located on the East side of Sanders Road approximately 5600 feet South of Willow Road

Owner: Modern Signs, Inc. - Ernie DiFiore

Applicant: Allstate Insurance - Jeanne Kersten

Current Zoning: C-7 Office/Research Park District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance, as amended, to increase the height of a monument sign (South sign) from maximum allowed 20 feet to 25 feet and increase the area of sign face from maximum allowed 200 square feet to 525 square feet

Recommendation: ZBA Recommendation that the application be granted as amended

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/19/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Butler, that the Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

Absent: Commissioners Collins and Reyes (2)

14-1809

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: V 14-03; Variation to reduce set back

Township: Lyons

County District: 16

Property Address: 5413 South Edgewood, La Grange Highlands, Illinois.

Property Description: The Subject Property consists of approximately .5 acres, located on the East side of Edgewood Avenue approximately 411.56 feet North of 55th Street

Owner: Matthew and Jessica Pfennig

Applicant: Alan Moskiewicz

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance, as amended, in an R-4 Single Family Residence District to reduce the left interior side yard setback from the minimum required 15 feet to a proposed 11 feet, Variance is sought in order to construct a proposed detached garage

Recommendation: ZBA Recommendation that the application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/19/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

A motion was made by Commissioner Tobolski, seconded by Commissioner Steele, that the Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

Absent: Commissioners Collins and Reyes (2)

MAP AMENDMENT

14-0061

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: MA 13-02; Map Amendment for the Subject Property from R-7 General Residence District to C-2 Restricted Office District

Township: Palos

County District: 17

Property Address: 13011 S. 104th Ave., Palos Park, Illinois

Property Description: The Subject Property location is the Northeast corner of 131st Street and 104th Avenue Palos Park, Illinois

Owner: Peace Properties, LLC

Applicant: George Maurides

Current Zoning: R-7 General Residence District

Intended use: Applicant seeks a Map Amendment to rezone the Subject Property from R-7 General Residence District to C-2 Restricted Office District. Map Amendment is sought in order to bring existing uses into compliance.

Recommendation: Recommendation of Approval as Amended.

Conditions: And request that the Planned Urban Development be amended accordingly.

Objectors: None

History:

Zoning Board Hearing: 1/15/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

A motion was made by Commissioner Tobolski, seconded by Commissioner Steele, that the Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

Absent: Commissioners Collins and Reyes (2)

The Zoning and Building Committee was recessed to the call of the Chair.

The meeting was reconvened by the call of the Chair.

14-1701

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: SU 13-07; Special Use in a P-1 Public Land District

Township: Bremen

County District: 6

Property Address: The commonly known address is 14500 Oak Park Avenue, Oak Forest, Illinois

Property Description: The subject property is located off of Oak Park Avenue between 143rd street and 147th street in Oak Forest.

Owner: Forest Preserve District of Cook County

Applicant: Christine Slattery, Director of Planning and Development, Forest Preserve District of Cook County

Current Zoning: P-1 Public Land District

Intended use: Applicant seeks to expand the use of the existing campsite at Camp Sullivan. Camp Sullivan is to serve families and youth groups in unincorporated Bremen Township.

Recommendation: ZBA Recommendation that the application be granted as amended.

Conditions: The amendment constitutes the proposed ~~new toilet/shower building is no longer attached to the dining hall but would be a separate detached building near the dining hall (new configuration is attached in the Final Findings—revised site plan which reduces the density, prohibits Recreational Vehicles (RV's), and adds additional landscape screening.~~

Objectors: None

History:

Zoning Board Hearing: 1/13/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, that the Zoning Board of Appeals Recommendation be recommended for approval as amended. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (14)

Present: Vice Chairman Murphy (1)

Absent: Commissioners Collins and Reyes (2)

ADJOURNMENT

A motion was made by Commissioner Butler, seconded by Commissioner Daley, that the Zoning and Building Committee be adjourned. The motion carried by the following vote:

Ayes: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Daley, Fritchey, Gainer, García, Gorman, Goslin, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (15)

Absent: Commissioners Collins and Reyes (2)

SECTION 2


YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION WITH REGARD TO THE MATTERS NAMED HEREIN:

File Id Number 14-1699	Recommended for Approval
File Id Number 14-1700	Recommended for Approval
File Id Number 14-1701	Recommended for Approval as Amended
File Id Number 14-1705	Recommended for Approval
File Id Number 14-1706	Recommended for Approval
File Id Number 14-1807	Recommended for Approval
File Id Number 14-1808	Recommended for Approval
File Id Number 14-1809	Recommended for Approval
File Id Number 14-0061	Recommended for Approval

Respectfully submitted,



Chairman


Secretary

*A video recording of this meeting is available on the Office of the Secretary to the Board's web site on the Video Page at <http://blog.cookcountyil.gov/secretarytotheboard/county-board-proceedings/county-board-video-and-audio/> fully submitted,